

098.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

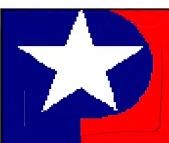
Total Card / Total Parcel

USE VALUE:

1,131,300 / 1,131,300

ASSESSED:

1,131,300 / 1,131,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12		BRADLEY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HOGAN BARRY E & CELESTE P	
Owner 2:	
Owner 3:	
Street 1: 12 BRADLEY ROAD	
Street 2:	

Twn/Cty:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER	
Owner 1: OWAYDA SLEIMAN & SUZANNE -	
Owner 2: TRUSTEES/OWAYDA REALTY TRUST -	
Street 1: 12 BRADLEY ROAD	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION
This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1997, having primarily Clapboard Exterior and 3453 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8378	Sq. Ft.	Site			0	70.	0.80	4									469,936						469,900	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					64058	
101	8378.000	661,400		469,900	1,131,300					GIS Ref	
										GIS Ref	
										Insp Date	
										10/19/18	

PREVIOUS ASSESSMENT							Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	661,400	0	8,378.	469,900	1,131,300		Year end	12/23/2021
2021	101	FV	642,000	0	8,378.	469,900	1,111,900		Year End Roll	12/10/2020
2020	101	FV	642,100	0	8,378.	469,900	1,112,000	1,112,000	Year End Roll	12/18/2019
2019	101	FV	491,200	0	8,378.	469,900	961,100	961,100	Year End Roll	1/3/2019
2018	101	FV	491,200	0	8,378.	402,800	894,000	894,000	Year End Roll	12/20/2017
2017	101	FV	491,200	0	8,378.	376,000	867,200	867,200	Year End Roll	1/3/2017
2016	101	FV	491,200	0	8,378.	322,200	813,400	813,400	Year End	1/4/2016
2015	101	FV	480,200	0	8,378.	288,700	768,900	768,900	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
OWAYDA SLEIMAN	59423-573		6/29/2012		829,000	No	No				
OWAYDA SLEIMAN	41144-531		10/8/2003	Family		99	No	No			
G K DEVELOPMENT	27270-169		5/5/1997		445,000	No	No	Y			

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
7/19/2016	1008	Redo Kit	28,500		7/19/2016			Kitchen.	10/19/2018	MEAS&NOTICE	BS	Barbara S												
4/19/2002	288	Alterati	25,000	O		G4	GR FY04	ADD MUDROOM/WDK-FI	3/19/2009	Meas/Inspect	372	PATRIOT												
7/2/1996	482		150,000					NEW SINGLE FAMILY	11/18/1999	Inspected	267	PATRIOT												
									11/9/1999	Mailer Sent														
									10/19/1999	Measured	264	PATRIOT												
									5/9/1997		PM	Peter M												

Sign:  VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

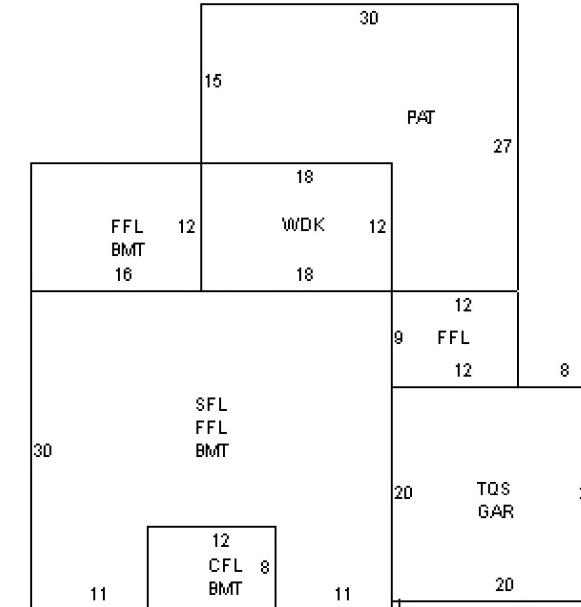
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:	2	Rating: Good

**COMMENTS**

PDAS-WHIRLPOOL DOUBLE SINKS IN MASTER BATH.

**SKETCH****GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1997
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION****PHYSICAL****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****2%****PERCENT****2.0****%****PERCENT****2.0**